

2011 Property Tax Report

Perry County

with Comparisons to Prior Years



Legislative Services Agency

September 2011

This report describes property tax changes in Perry County between 2010 and 2011, with comparison to changes since 2007. In 2011, the changes from the big tax reform of 2008 were fully phased in with the elimination of the last of the state homestead credits. The 2009 recession affected assessments and local tax credits in many counties. Changes in local levies and assessments also were important in many counties.

Comparable Homestead Property Tax Changes in Perry County

The average homeowner saw a 3.3% tax bill increase from 2010 to 2011.

Homestead taxes in 2011 were still 26.9% lower than they were in 2007, before the property tax reforms.

88.5% of homeowners saw lower tax bills in 2011 than in 2007.

65.7% of homeowners saw tax increases of between 1% and 9% from 2010 to 2011.

The largest percentage of homeowners have seen between a 20% and 39% decrease in their tax bills from 2007 to 2011.

	2010 to 2011		2007 to 2011	
	Number of Homesteads	% Share of Total	Number of Homesteads	% Share of Total
Summary Change in Tax Bill				
Higher Tax Bill	3,548	77.2%	475	10.3%
No Change	390	8.5%	52	1.1%
Lower Tax Bill	655	14.3%	4,066	88.5%
Average Change in Tax Bill	3.3%		-26.9%	
Detailed Change in Tax Bill				
20% or More	303	6.6%	247	5.4%
10% to 19%	226	4.9%	98	2.1%
1% to 9%	3,019	65.7%	130	2.8%
0%	390	8.5%	52	1.1%
-1% to -9%	460	10.0%	245	5.3%
-10% to -19%	54	1.2%	562	12.2%
-20% to -29%	40	0.9%	909	19.8%
-30% to -39%	20	0.4%	1,001	21.8%
-40% to -49%	14	0.3%	558	12.1%
-50% to -59%	10	0.2%	202	4.4%
-60% to -69%	7	0.2%	113	2.5%
-70% to -79%	11	0.2%	125	2.7%
-80% to -89%	7	0.2%	96	2.1%
-90% to -99%	5	0.1%	64	1.4%
-100%	27	0.6%	191	4.2%
Total	4,593	100.0%	4,593	100.0%

Note: Percentages may not total due to rounding.

★★★★★
 HOMEOWNER TAX BILLS
 INCREASED BECAUSE THE
 LOSS OF THE STATE
 HOMESTEAD CREDIT WAS
 ONLY PARTIALLY OFFSET BY
 LOWER TAX RATES
 ★★★★★

Homestead Property Taxes

Homestead property taxes increased 3.3% on average in Perry County in 2011. This was less than the state average of 4.4%. Perry County homestead taxes were still 26.9% lower in 2011 than they were in 2007, before the big tax reform. The homestead tax increase in 2011 was mainly due to the phaseout of the state homestead credit in 2011. The state homestead credit was 4.3% in Perry County in 2010. Perry County tax rates declined in 2011, which made the homestead tax increase smaller.

Tax Rates

Property tax rates fell in all Perry County tax districts. The average tax rate declined by 2.7% because of an increase in net assessed value coupled with a reduction in the levy. Levies in Perry County were reduced by 1.0%. The biggest levy decreases were in the Tell City Library bond fund and in the Cannelton City Schools debt service and capital projects funds. Perry County's total net assessed value increased 2.4% in 2011. (The certified net AV used to compute tax rates rose by 1.7%.) Homestead and agricultural net assessments increased by 2.9% and 0.2%, respectively. Other residential assessments showed a small decrease of 0.6%, while business net assessments grew by 3.8%.

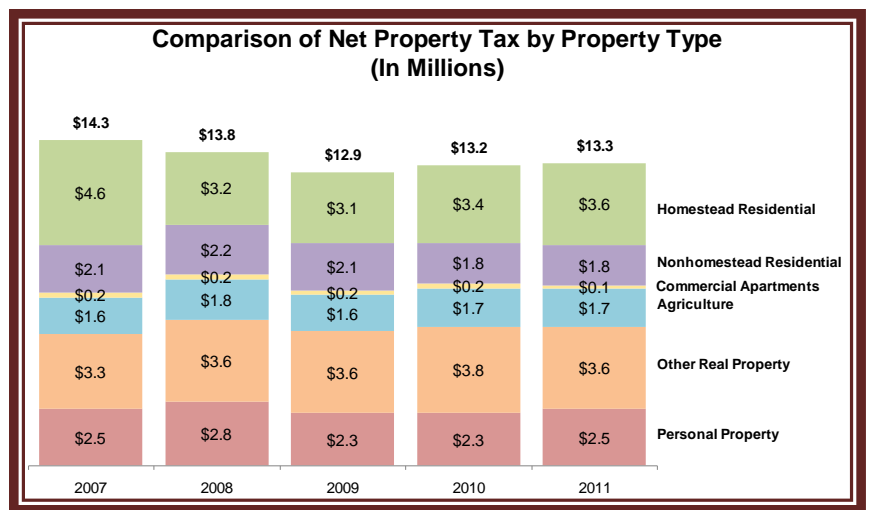
★★★★★★

*SMALL INCREASES FOR OTHER
RESIDENTIAL AND BUSINESS TAXES, A
SMALL REDUCTION FOR AGRICULTURAL,
AND A BIG DROP FOR APARTMENTS*

★★★★★★

Net Tax Bill Changes - All Property Types

Net tax bills for all taxpayers rose 1.3% in Perry County in 2011, less than the statewide increase of 2.8%. Other residential property, which includes smaller rentals and second homes, saw net tax bills increase by 0.3%. Tax bills for commercial apartments fell 20.3%. Business tax bills - which include commercial, industrial and utility buildings, land and equipment - rose by 1.5%. These tax bill changes reflect the tax rate reductions and assessment changes in Perry County in 2011. However, agricultural tax bills declined 0.9%, despite the 3.2% increase in the base rate assessment of farm land, from \$1,250 to \$1,290 per acre for taxes in 2011.



Tax Cap Credits

Property taxes are capped at 1% of gross assessed value for homesteads, 2% for other residential property (including rental housing and second homes) and farmland, and 3% for business land, buildings, and equipment. Taxpayers receive credits when their tax bills exceed the caps. Credits are revenue lost to local governments.

★★★★★★

*TAX CAP CREDITS DECREASED
SLIGHTLY IN 2011*

★★★★★★

Total tax cap credit losses in Perry County were \$1.1 million, or 7.9% of the levy. This was less than the state average loss rate of 9.2%, but more than the median value of 3.8% among all counties. Tax rates are the main determinant of tax cap credits, and Perry County's tax rates were near the state median. Two districts had rates above \$3 per \$100 assessed value, which accounted for the higher than median tax cap credits.

About two-thirds of the total tax cap credits were in the 2% nonhomestead/farmland category. The largest percentage losses were in Cannelton City, School Corporation and Library, and Tell City. Tax rates in those districts were above \$3. The largest dollar losses were in the Tell City-Troy Township School Corporation, Tell City, and the county unit.

Perry County Tax Cap Credits	1%	2%	3%	Elderly	Total	% of Levy
2010 Tax Cap Credits	\$137,439	\$815,600	\$222,476	\$24,884	\$1,200,399	8.3%
2011 Tax Cap Credits	200,485	762,412	137,271	33,752	1,133,920	7.9%
Change	\$63,046	-\$53,189	-\$85,205	\$8,868	-\$66,479	-0.4%

Tax cap credits decreased slightly in Perry County in 2011 by \$66,479, or 6%. This represents a

gain of 0.4% of the total tax levy. The decreases were in the 2% and 3% categories and resulted from lower tax rates. The elimination of the state homestead credit caused the 1% tax cap credit increase, despite the tax rate drop.

The Effect of Recession

The 2009 recession had an effect on Perry County assessments for pay-2011. Property values and construction activity appear to have fallen or grown very little in Perry County in 2009. More normal assessment growth would have reduced tax rates and further reduced tax cap credit revenue losses.

★★★★★★

*2009 RECESSION CAUSED SLOW
GROWTH IN ASSESSMENTS IN 2011*

★★★★★★

Property Type	Gross AV 2010	Gross AV 2011	Gross AV Change	Net AV 2010	Net AV 2011	Net AV Change
Homesteads	\$508,745,100	\$516,851,500	1.6%	\$190,711,165	\$196,156,566	2.9%
Other Residential	81,691,200	80,999,500	-0.8%	77,751,185	77,301,737	-0.6%
Ag Business/Land	94,327,700	94,548,230	0.2%	93,782,495	93,956,267	0.2%
Business Real/Personal	317,363,180	318,128,662	0.2%	241,490,605	250,755,002	3.8%
Total	\$1,002,127,180	\$1,010,527,892	0.8%	\$603,735,450	\$618,169,572	2.4%

Net AV equals Gross AV less deductions and exemptions • Tax rates are calculated on Net AV • Circuit breaker tax caps are calculated on Gross AV

Perry County Levy Comparison by Taxing Unit

Taxing Unit	2007	2008	2009	2010	2011	% Change			
						2007 - 2008	2008 - 2009	2009 - 2010	2010 - 2011
County Total	16,759,621	17,525,543	11,765,993	12,843,845	12,710,222	4.6%	-32.9%	9.2%	-1.0%
State Unit	13,113	14,181	0	0	0	8.1%	-100.0%		
Perry County	3,482,482	3,426,947	3,034,678	3,167,586	3,119,744	-1.6%	-11.4%	4.4%	-1.5%
Anderson Township	5,609	5,857	6,233	6,471	6,625	4.4%	6.4%	3.8%	2.4%
Clark Township	8,753	8,874	9,536	9,878	10,116	1.4%	7.5%	3.6%	2.4%
Leopold Township	9,242	10,326	11,009	11,430	11,704	11.7%	6.6%	3.8%	2.4%
Oil Township	5,027	5,044	5,387	5,589	5,725	0.3%	6.8%	3.7%	2.4%
Tobin Township	6,911	10,165	10,391	10,901	11,180	47.1%	2.2%	4.9%	2.6%
Troy Township	77,428	78,645	82,912	86,451	88,751	1.6%	5.4%	4.3%	2.7%
Union Township	13,235	13,431	14,354	15,165	15,546	1.5%	6.9%	5.6%	2.5%
Tell City Civil City	1,767,322	1,879,021	1,817,841	1,936,445	1,981,039	6.3%	-3.3%	6.5%	2.3%
Cannelton Civil City	383,095	351,088	410,059	425,435	436,611	-8.4%	16.8%	3.7%	2.6%
Troy Civil Town	15,798	17,447	17,530	19,159	19,659	10.4%	0.5%	9.3%	2.6%
Perry Central Community School Corp	3,575,983	3,823,568	1,975,774	2,049,338	2,081,266	6.9%	-48.3%	3.7%	1.6%
Cannelton City School Corp	471,329	352,682	305,801	302,914	232,996	-25.2%	-13.3%	-0.9%	-23.1%
Tell City-Troy Township School Corp	6,161,486	6,557,350	3,296,684	3,995,340	4,076,567	6.4%	-49.7%	21.2%	2.0%
Cannelton Public Library	17,843	17,099	19,451	20,685	21,229	-4.2%	13.8%	6.3%	2.6%
Tell City Public Library	686,586	703,063	709,076	749,993	565,672	2.4%	0.9%	5.8%	-24.6%
Perry County Airport Authority	38,245	40,178	39,277	31,065	25,792	5.1%	-2.2%	-20.9%	-17.0%
Perry County Solid Waste Mgt Dist	0	0	0	0	0				
Perry County Redevelopment Comm	20,134	210,577	0	0	0	945.9%	-100.0%		

Perry County 2011 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT Homestead	CEDIT Homestead	CEDIT Residential	LOIT Homestead	LOIT Residential	
62001	Anderson Township	1.7727	--	2.3675%	4.7420%	--	--	--	1.6467
62002	Clark Township	1.7816	--	2.3756%	4.7420%	--	--	--	1.6548
62003	Leopold Township	1.8209	--	2.3894%	4.7420%	--	--	--	1.6910
62004	Oil Township	1.7752	--	2.3698%	4.7420%	--	--	--	1.6490
62005	Tobin Township	1.7906	--	2.3359%	4.7420%	--	--	--	1.6639
62006	Troy Township	2.1002	--	1.5744%	4.7420%	--	--	--	1.9675
62007	Tell City City	3.1150	--	2.2612%	4.7420%	--	--	--	2.8969
62008	Cannelton City	3.2561	--	2.7969%	4.7420%	--	--	--	3.0106
62009	Troy Town	2.4140	--	1.8810%	4.7420%	--	--	--	2.2541
62010	Union Township	1.8170	--	2.4073%	4.7420%	--	--	--	1.6871

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Perry County 2011 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	188,932	746,841	133,181	33,403	1,102,356	12,710,222	8.7%
<i>TIF Total</i>	11,553	15,571	4,090	349	31,564	1,726,798	1.8%
<i>County Total</i>	200,485	762,412	137,271	33,752	1,133,920	14,437,020	7.9%
Perry County	37,246	144,329	25,097	7,089	213,761	3,119,744	6.9%
Anderson Township	7	0	0	8	15	6,625	0.2%
Clark Township	7	0	0	6	13	10,116	0.1%
Leopold Township	11	0	0	7	18	11,704	0.2%
Oil Township	11	0	0	5	16	5,725	0.3%
Tobin Township	11	0	0	4	16	11,180	0.1%
Troy Township	1,440	5,708	957	270	8,375	88,751	9.4%
Union Township	0	0	0	2	2	15,546	0.0%
Tell City Civil City	56,620	188,719	34,230	7,892	287,461	1,981,039	14.5%
Cannelton Civil City	2,439	69,137	15,129	1,336	88,042	436,611	20.2%
Troy Civil Town	29	1,412	0	6	1,447	19,659	7.4%
Perry Central Community School Corp	1,982	0	0	1,427	3,409	2,081,266	0.2%
Cannelton City School Corp	1,302	36,895	8,074	713	46,983	232,996	20.2%
Tell City-Troy Township School Corp	80,459	273,238	44,990	13,251	411,937	4,076,567	10.1%
Cannelton Public Library	119	3,362	736	65	4,281	21,229	20.2%
Tell City Public Library	6,942	22,847	3,762	1,262	34,813	565,672	6.2%
Perry County Contractual Library	0	0	0	0	0	0	
Perry County Airport Authority	308	1,193	207	59	1,767	25,792	6.9%
Perry County Solid Waste Mgt Dist	0	0	0	0	0	0	
Perry County Redevelopment Comm	0	0	0	0	0	0	
TIF - Troy Township	610	1,316	0	152	2,078	1,563,425	0.1%
TIF - Tell City City	10,943	14,255	4,090	198	29,486	163,373	18.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over.

The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.